

Permanent Building Committee
Meeting of September 23, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, September 23 2021.

PBC Present: D Grissino (DG), T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT)
Staff: S. Gagosian (SG), A. La Francesca (AL), D. Elliott (DE), G. Remick (GR), M. Jop (MJ), ~~J. Jurgensen (JJ-Library), D. Lussier (DL-Schools), A. Friguliotti (AF),~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), M. Martin (SC-MM), ~~C. Mirick (SC-CM), J. Levitan (JL-Advisory), G. Smith (GS-Hardy), M. Robinson (MR-Library),~~ Al Ferrer (Advisory)
Consultants: J. D'Amico (JD-Compass), ~~L. Westman (LW-Compass),~~ E. Sarazin (ES-Compass), J. Rich (JR- WT Rich), B. Paradee (BP-WT Rich), A. Pitkin (AP-SMMA), K. Olsen (KO-SMMA), ~~A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), M. Dion (MD-SMMA), M. Dowhan (MD-SMMA),~~ P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), ~~R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut),~~ J. Pollock (JP-Shawmut), ~~L. Slavin (LS-Shawmut), I. Andrade (IA-Schwartz Silver), H. Casellas (HC-Schwartz Silver), K. Ho (KO-BETA), T. de Ruiter (TdR-BETA)~~

Citizens speak

- none

Library Interior

- SG provided a progress update that the lumes wall is installed and underwent calibrations on a zoom with the Australian vendor, carpet installation is underway, other trades are progressing, and he is working on delays in cork flooring.
- SG presented a draft plaque listing the PBC and SG for Committee approval. MK requested it list "Matt" and DG suggested specifying FMD vs. OPM for SG's title.

MSBS

- SG provided an update that they are working towards substantial completion with railing and kitchen finals as remaining hurdles.
- DE specified the remaining kitchen items will likely be completed and expect the Board of Health to sign off by 9/28/21. Further he added that commissioning is ¾ done and that is in part due to the new mechanisms interfacing with existing and older items which requires some repairs to ensure compatibility.

Town Hall Interior Renovation (THI)

- SM presented options of building fresh air strategies conducted since feasibility to which he and PK highlighted the following:
 - The proposed renovations initiate code requirements for fresh air beyond the current VRF heating and cooling systems.
 - Their challenge is to locate appropriate space to house the units without diminishing program space or running ductwork through Juliani or the Great Hall.
 - They reviewed the Pros and Cons of two potential Fresh Air strategies.
 - Fresh Air Strategy #1 (2 units) is consistent with their initial approach and remains their recommended preference. This strategy utilizes a 5000CFM AHU (air handling unit) which would service 77% of the building, be located in the attic, utilize roof venting, and contain chase options to house supply and return air. The second unit would be a 2000 CFM ERV (energy recovery ventilation) unit providing fresh air under the balcony, the new conference room, and the main lobby and the unit would be located on the balcony level of spiral stair two or the "cable room."
 - Fresh Air Strategy #2 (3 units) includes a 2500 CFM AHU servicing 38% of the building, a 2nd 2000 CFM ERV unit for under the balcony and lobby, and a 3rd 2500 AHU servicing an additional

38% of the building from the basement level. This strategy displaces more programming and adds an additional unit to be maintained.

- PK summarized that they wanted to perform due diligence to explore variations and elaborate since feasibility, will continue to review unit size, clearance, special accommodations, manufacturing options, and SSA will continue to refine recommendations.
- DG requested a section demonstrating the impact of the decking in the turret to support the second unit if that was to be the location of the unit.
- MK asked the dimensions of the proposed chase adjacent to veteran's services to which SM replied 2 feet 6 inches in depth and 6 feet wide which is more than needed to house return air and some pipe.
- DG inquired about the effects of the new roof penetrations proposed effects the building's new roof and its warranty to which SG responded that they were able to continue the warranty at the main library with new penetrations. DG requested continued careful attention and clear answers to these specifics as design evolves.
- SL inquired about the weight of the new units to which SM responded that the new framing will support it as it is not a significant live load and they will continue to work with structural to evaluate.
- MK raised that the team be thoughtful about return and exhaust as visible in the public spaces.
- GR presented Schwartz Silver Amendment #1 for review and approval.

It was moved and 2nd to approve Schwartz Silver Amendment #1 in the amount of \$18,139.00 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 5-0 (SL, DG, MK, MT, TG)

Hunnewell

- JD provided an update that trade bids are due 9/28 which will result in de-scoping (CM subcontractors submit #s to WT Rich and they verify complete package before recommending low bidder to carry in the GMP) review.
- JR indicated that with bids in by 9/28 and a GMP packet due by 10/8, numbers will be tighter but not all best and final, and he requested Committee guidance on an approach to unconfirmed estimates. TG replied to use conservative numbers and any updates of reduced pricing will be provided for Town Meeting as available.
- JR presented their Pro Forma GMP (for format without the actual numbers) to facilitate expedited review of the GMP proposal and provided highlights of exhibits which often prompt discussion.
 - Exhibit A; List of plans, specs, and addenda
 - Exhibit B: GMP Cost Summary
 - Exhibit C: Allowances (CO or CM contingency); cost of work after de-scoping (ex: sub doesn't want to carry police detail, so carry allowance to capture.)
 - Exhibit D: Alternates
 - Solar PV: MM asked about the process to work with the MLP on whether they take the bid or not. JR responded that if the selection of that alternate changes the order of electrical bidders, it would require WT Rich to make that decision after Town vote in December and how to carry it in the GMP. JD opined that knowing whether it is in or out as a group will have ramifications at Town Meeting in that either MLP would complete installation in the following summer or it would affect completion dates for WT Rich. TG stated that it needs to be made clear to MLP that we have to fish or cut bait by end of October. SL requested JD remind MLP of this deadline.
 - Offsite ramps: TG asked why ramps are listed as alternate yet required to which JD explained it allows options for buyout by WT Rich for horizontal construction.
 - Exhibit E: Completion date Requirements

- MK asked if TCO was critical to be listed as a move-in milestone to which JR responded that it varies by local authority but they intend to get substantial completion in December to get TCO. JD added that they were using for the purpose of substantial completion being just before 12/25 and then they would have the school break and month of January to secure the TCO and furniture move in.
 - MK asked about the contract amendment format to which JR replied that it is their format and is an evolved from modeled on DCAMM. JD added it is typical to the ones they have seen and executed previously.
- Exhibit F: List of Unit Prices (trade & non trade)
- Exhibit G: Qualifications
- #8 Premium time costs:
 - JR indicated that subs own the schedule and he needs mechanism for CM supervision time so they can work on Saturdays; WT Rich built in 15 no cost Saturdays. TG asked if the subs are back charged for supervision costs to which JR responded that it varies based on the effect of the back charge on willingness to work off hours for targeted completion.
 - Recovery/delay – JR proposed that funds come out of CM contingency if recovery/delay is no fault of CMs or subs and in a mutual agreement/best interest of the project; TG asked for clarification about paying recovery or delay out of CM fee vs. CM contingency to which JR responded to recraft to delineate negligence.
- #9 General conditions & non-allowance general requirements are lump sum; TG indicated that they will review (attachment C) general requirements. JD raised the topic as it wasn't explicitly called out in the contract.
- #14 Builder's Risk – deductible up to \$25K that covers subs and CM; TG asked who pays the deductible to which JR responded that it is paid by the negligent party and, if there's no negligent party, it comes out of CM contingency.
- #15 Steel Pricing: JR indicated that steel bidders are only willing to hold the prices for 5-10 days and that they are exposed to a dramatic increase beyond GMP and requested Committee feedback on how to approach this scenario.
 - MT asked if this level of volatility with pricing would be expected pre-pandemic in a GMP and is it consistent with the statute and terms folks have seen before for pricing to which TG and JR replied it did not occur pre-pandemic.
 - TG asked if the volatility is in mill steel and indicated that they should be able to lock in the fabrication and steel erection costs and is concerned about re trading in December and be subject to more volatility. JR replied that they could lock in some items but mill steel may not be as clear cut as it is not uniform across all types of steel fabrications, however he's comfortable to lock in fabrication and erection and talk about dealing with the material pricing side. TG wants to make sure to limit the risk of this volatility to the Town. JR wants to match metrics WT Rich binds with subs to metrics he contracts with the Town. MK raised bidder appetite for this structure and JD responded that it will come out of descoping process.
- JD provided an update on permitting that they received the draft decision from ZBA and handed it over to JR to incorporate into GMP which mainly affects site subs. The team will appeal to perform Sunday work with advanced approval, expand time restrictions to allow for second shift work and avoidance of rush

hour traffic for deliveries. WPD requested replacement of some signage on Cameron and replacement of pedestrian beacon flash mechanisms at the same location in kind. TG and MK requested WT Rich to create a budget for this replacement to understand the order of magnitude. SL and MT questioned the relevancy of this cost as a burden to the project rather than being on the capital list and not an appropriate precedent. JD will compile some pricing and come back.

- MM provided an update of feedback received at the Advisory public hearing that included support for both school projects, cost concerns for the two schools, and comments indicating that citizens may not be fully aware that Hunnewell is much further along in design than Hardy.
- JD requested a PBC rep. at Town Meeting to which MK will discuss with TG.
- SL asked if Town Meeting was expected to be zoom to which TU responded that they will be re-voting the warrant to re-post as a virtual meeting.
- JD presented the WT Rich Change Order for material mockup.

It was moved and 2nd to approve Change Order #1 in the amount of \$2,362.00 and authorize SG to sign on their behalf. It was approved 6-0 via roll call vote (SL, DG, MK, MT, MM, TG.)

Hardy

- JD provided an update that the MSBA has issued a project scope and budget agreement and has been distributed to signature parties including Town Counsel and will get back to board chairs by October.

New Business

- No new business presented

PBC Administrative Business

- 9/9/21 Meeting Minutes were reviewed.
It was moved and 2nd to approve the 9/9/21 minutes as presented. It was approved via roll call vote 5-0. (SL, MT, MK, TG, DG)
- Invoices were reviewed.
It was moved and 2nd to approve the invoices as presented. They were approved via roll call vote 5-0. (SL, DG, MT, MK, TG)
- AL requested consent to adjust the November and December meeting dates to avoid holiday conflicts to which the Committee agreed.

The meeting was adjourned at 9:09 PM.

Meeting Documents

- Hardy Compass Inv CPM 74-29
- Hardy SMMA Invoice 55489
- Hunnewell Compass Inv CPM 69-36
- Hunnewell SMMA Inv 55491
- Hunnewell UEC Invoice 9078
- Hunnewell WT Rich Inv 202002-11
- MSBS OT 8-25 through 8-31-21 & Alarms FMD Transfer
- MSBS OT-Alarm-Soap and Paper Towel Dispensers through 9-7-21
- PBC Minutes 9-9-21 – Draft
- THI & Library Interior FMD Transfers
- THI SSA Invoice 2002.01.02
- WFL Interior ENESS Final Invoice 1132_230921

- WFL Temp Space Electric Water Sewer Transfer 7-28 through 8-28-21
- 4.1.2.12 MHC PNF Response Hardy 20210428
- Hardy Precon Shawmut Invoice #1
- I_Designer_Sustainability_Cert_20210830
- MSBA_Wellesley_Hardy ES Project, Scope and Budget Agreement hyperlink
- PSBA Wellesley, John D. Hardy
- SBC Hardy Upham Feasibility Budget
- Wellesley Upham ES (A) SD Response Comments_210910
- Wellesley_Hardy ES PSBA Cover Letter
- Wellesley_Hardy ES PSBA Legal Certification
- G701-2017 - Final - 001 -Project team Signed
- HES - Amendment 1 - GMP - Pro Forma 092021
- Hunnewell - Proposal for Facade Material Mockup Rev 9.1.21
- PBC Presentation 210923 with WTR GMP Slides
- ZBA 2021-39 TOW-PBC 28 Cameron St-draft JRB-LRM-v2(PBC)
- PBC Hunnewell Design Budget
- SBC Hunnewell Feasibility Budget
- Library Interior Reno Construction Budget
- Library Interior Reno Design Budget
- OPM Update - Library 9-23-21
- Renovation_Plaque_rev_2021_0923
- IMG_1015
- IMG_1016
- MSBS Construction Budget
- OPM Update - MSBS 9-23-2021
- 2002-THI-PBC-2021-09-23 Rev.1
- THI Schwartz Silver Amendment #1
- PBC Town Hall Interior Design Budget

Respectfully Submitted,

Abbie La Francesca
Assistant Project Manager

Posted 10/15/21 10:40AM